

011.A

0004

0013.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

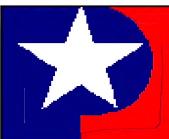
593,800 / 593,800

USE VALUE:

593,800 / 593,800

ASSESSED:

593,800 / 593,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LOMBARD TERR, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: CHUNG JEANHEE		
Owner 2:		
Owner 3:		
Street 1: 32 LOMBARD TERR		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER	
Owner 1: KOLJENSIC DUSAN A -	
Owner 2: JAEDICKE ELIZABETH K -	
Street 1: 30 LOMBARD TERRACE UNIT 2	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Stucco Exterior and 1427 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7828												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	593,800			593,800		280072
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	011.A-0004-0013.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	593,800	0	.	.	593,800		Year end	12/23/2021
2021	102	FV	576,200	0	.	.	576,200		Year End Roll	12/10/2020
2020	102	FV	567,400	0	.	.	567,400	567,400	Year End Roll	12/18/2019
2019	102	FV	527,000	0	.	.	527,000	527,000	Year End Roll	1/3/2019
2018	102	FV	465,800	0	.	.	465,800	465,800	Year End Roll	12/20/2017
2017	102	FV	424,300	0	.	.	424,300	424,300	Year End Roll	1/3/2017
2016	102	FV	424,300	0	.	.	424,300	424,300	Year End	1/4/2016
2015	102	FV	391,900	0	.	.	391,900	391,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
KOLJENSIC DUSAN	61962-547		6/6/2013	Convenience		430,000	No	No							
ANASTASI LAWREN	53937-287		12/2/2009			429,000	No	No							
RENSHAW CARL A,	47455-137		5/16/2006			397,500	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/26/2018										Measured	DGM	D Mann					
3/22/2007										External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:																														
Sty Ht: 0 - 1 St condo		3/4 Bath:	Rating:	A 3QBth:	Rating:																														
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																														
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																															
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid Desc: Line 1		# Units: 1																												
Prime Wall: 6 - Stucco		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																			
Sec Wall:	%	A Kits:	Rating:	Other																															
Roof Struct: 2 - Hip		Frl: 1	Rating: Good	Upper																															
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																															
Color: BEIGE					Lvl 1																														
View / Desir:					Lower																														
GENERAL INFORMATION				CONDOS INFORMATION			Totals RMS: 6 BRS: 3 Baths: 1 HB																												
Grade: C+ - Average (+)		Location:																																	
Year Blt: 1910	Eff Yr Blt:	Total Units:																																	
Alt LUC:	Alt %:	Floor: 2 - 2nd Floor																																	
Jurisdict: G11	Fact: .	% Own: 53.000000000																																	
Const Mod:		Name:																																	
Lump Sum Adj:		DEPRECIATION			REMODELING												RES BREAKDOWN																		
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																									
Avg Ht/FL: STD		Functional:	1	6	3	1																													
Prim Int Wal: 2 - Plaster		Economic:																																	
Sec Int Wall:	%	Special:																																	
Partition: T - Typical		Override:																																	
Prim Floors: 3 - Hardwood		CALC SUMMARY			COMPARABLE SALES												SUB AREA																		
Sec Floors:	%	Total: 18.6 %	Basic \$ / SQ: 305.00	Size Adj.: 1.35000002	Const Adj.: 1.07099783	Adj \$ / SQ: 440.983	Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL																			
Bsmnt Flr: 12 - Concrete																																			
Subfloor:																																			
Bsmnt Gar:																																			
Electric: 2 - Good																																			
Insulation: 3 - Typical																																			
Int vs Ext: S																																			
Heat Fuel: 1 - Oil																																			
Heat Type: 3 - Forced H/W																																			
# Heat Sys: 1																																			
% Heated: 100	% AC:																																		
Solar HW: NO	Central Vac: NO																																		
% Com Wal	% Sprinkled																																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 011.A-0004-0013.2												IMAGE														
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Net Sketched Area: 1,427	Total: 629,283	Size Ad	1427	Gross Area	1427	FinArea	1427									
More: N	Total Yard Items:													Total Special Features:	Total:																				